

Notice of Development Review

The Columbia River Gorge Commission is seeking comment on the following development review application:

FILE NUMBER:	C26-0010
PROPOSAL:	The Columbia River Gorge Commission has received an application to replace an agricultural building that was destroyed by the Burdoin Fire.
APPLICANTS:	Brenda Sorensen and David Sauter
LANDOWNER:	Brenda Sorensen
SIZE and LOCATION:	The subject parcel is approximately 150 acres in size and located at [REDACTED] and is described as Tax Lot Number 03-12-3400-0001/00 in the northeast quarter of Section 34, and includes portions of 23, 26, and 27 of Township 3 North, Range 12 East, Willamette Meridian, Klickitat County, Washington.
LAND USE DESIGNATION:	General Management Area (GMA) – Large-Scale Agriculture (160)
NOTICE DATE:	June 11, 2026
COMMENT DEADLINE:	July 2, 2026

The application and supporting documents are available for review Monday through Thursday from 8:00 a.m. to 5:00 p.m. at the Gorge Commission office at 57 NE Wauna Avenue, White Salmon, Washington. The application and supporting documents are also available on the Gorge Commission's website at <http://www.gorgecommission.org/land-use/pending-applications/>.

This application will be reviewed for consistency with the Columbia River Gorge Commission's Land Use Ordinance (Commission Rule 350-082). The Gorge Commission may consider comments about consistency with *Management Plan for the Columbia River Gorge National Scenic Area* and the Columbia River Gorge National Scenic Area Act, 16 U.S.C. §§ 544 - 544p. Copies of these authorities are available on the Gorge Commission's website at <http://www.gorgecommission.org/about-crgc/legal-authorities/>.

Comments may be mailed to the Gorge Commission office at P.O. Box 730, White Salmon, WA 98672 or emailed to info@gorgecommission.org. All comments received are public records and will be provided to persons who request a copy in accordance with the Gorge Commission's rule governing public records (Commission Rule 350-12).

Consistency with the National Scenic Area Act does not imply or ensure compliance with any other applicable local, state, or federal law.

If you have any questions, please contact Bryce Guske at (509) 713-9622 or by email at bryce.guske@gorgecommission.org.

C26-0010 Sorensen



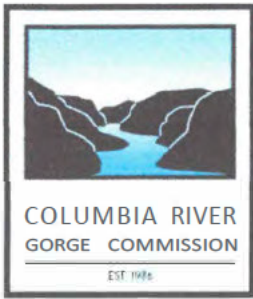
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 Taxlots
 NSA Exterior Boundary

1:18,056
0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km

Varior

Columbia River Gorge Commission
Varior | Source: USDA NRCS, Esri | Columbia River Gorge Commission | Columbia River Gorge Commission



For office use:
Application No. _____

Land Use Application

Applicant(s) Sorensen Family Ranch LLC, David Sauter

Mailing Address:

Phone

Email

Property Owner(s) Sorensen Family Ranch LLC

Mailing Address:

Phone:

Email:

Street Address
of Parcel

Township, Range, T3N, R12 E, Section 34, NE Qtr
Section, Qtr. Section

Tax Lot Number(s) 03-12-3400-000100

Parcel Size 150.30

Summary of

Proposal Replacement of a Hay Barn (4200 SF), destroyed in 2025
Burdoon Fire

Existing Use Single Family Residential, Grazing, Livestock Agriculture
of Parcel

Existing Buildings and Structures: Please provide the following information for each building and structure on the parcel.

Building or Structure (do not include fences or roads)	Size (square feet)	Height (measure from lowest point)	Length and Width	Year Built (if known)
Well Pump House	48 SF	10'	8' x 6'	1990
All other Structures Were Destroyed in Fire				

Detailed Project Description: Please describe all proposed development and use of the development, including size, height, exterior colors, construction materials of proposed structures (including access roads), areas of ground disturbance, landscaping details, and structures that you propose to remove. Please describe all aspects of your project in this description or the public notice and final decision may not include an element of your development, which could require a new notice and decision. You may attach additional pages if necessary.

PROJECT DESCRIPTION

Hay Storage Barn: Proposed hay storage barn replacement structure will be a 60' x 70' (4200 SF) steel frame building with 20' eaves and a pitched gable roof with a maximum height not to exceed 35'. Building will be roof only, open walls. Roofing will be metal panels in an approved color and reflectivity.

g pp y p p y p

Adjacent Uses: Please briefly describe the use of parcels that adjoin your parcel, including use, number and types of buildings, approximately distance from the property lines, and access roads.

West: (03-12-3400-000500) Single Family Residence approximately 410' from P/L.
(03-12-3400-000400) Conservation No Structures

North West: (03-12-2700-001900) Single Family Residence approximately 880' from P/L

North: (03-12-2700-002000) Grazing No Structures

North East: (03-12-2600-000200) Grazing No Structures

East: (03-12-3500-000100) Wildlife No Structures

South (03-12-3400-000200) Public Land No Structures

Signatures and Authorization to Access the Property: The property owner and holders of easements and partial interests indicate that they are aware that this application is being made on the subject property and the property owner authorizes the Gorge Commission and the Commission’s designees reasonable access to the site to evaluate the application. Property owners and easement or partial interest holders may sign copies of this signature page.

Applicant(s) signature:Date3-8-2026

Sorgensen Family Ranch LLC by Brenda Sorensen
The 811 Letter3-8-2026

Property owner(s) signature:Date3-8-2026

Brenda Sorensen

Easement and Partial Interest(s) signature:Date

Site Plan

(Indicate scale: each grid equals ____ x ____ feet)

SEE ATTACHED

Key Viewing Areas

Key viewing areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery (350-082-0070(108)).

Please check which of the following key viewing areas that can be seen from your proposed development site, even if the building site is blocked by trees. You do not need to check key viewing areas that are blocked by topography.

- ☒ Historic Columbia River Highway
- ☒ Old Highway 8
- ☒ Highway I-84
- ☒ Washington State Route 14
- ☐ Washington State Route 141
- ☐ Washington State Route 142
- ☐ Panorama Point Park
- ☒ Columbia River
- ☒ Rowena Plateau and Nature Conservancy Viewpoint
- ☐ Cook-Underwood Road

If your project could be visible from one or more key viewing areas, then you must submit elevation drawings and landscaping details.

Elevation drawings must show the sides of proposed buildings that could be visible from key viewing areas, must be drawn to scale, and must include the following:

- Geometrical exterior of the length and width of structures as seen from a horizontal view.
- Sizes and dimensions of windows, doors, and covered openings;
- Natural grade
- Finished grade

Landscape details must show how you propose to screen your project from key viewing areas and must include the following:

- Location of plants used
- Number of plants
- Size of plants
- Type of plants
- Irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes
- Location of existing and proposed topographical features, such as berms, that would screen your project.

Elevations and Site Plan Details

(Indicate scale: each grid equals ____ x ____ feet)

SEE ATTACHED

Adjacent Property Owners

You must submit names and address of adjacent property owners within a specified distance (200 feet or 500 feet (350-082-0110)) of the perimeter of your parcel. The following list specifies the distance within which property owners must be notified of your proposal. You only need to provide the names and address (along with the parcel number); the Commission will send the notice.

Klickitat County's Interactive Mapping program can assist in obtaining this property owner information. The mapping program is found on Klickitat County's website at <http://www.klickitatcounty.org/524/Interactive-Mapping-Program>. Use the search function of the mapping tool to find your parcel and the adjacent property owners. Clicking on the parcel will display the owner's name, mailing address, and tax lot number. You may use the form on the next page to record the names and addresses or you may submit forms which the county may provide you.

Landowners within 200 feet

- All applications, except those listed below

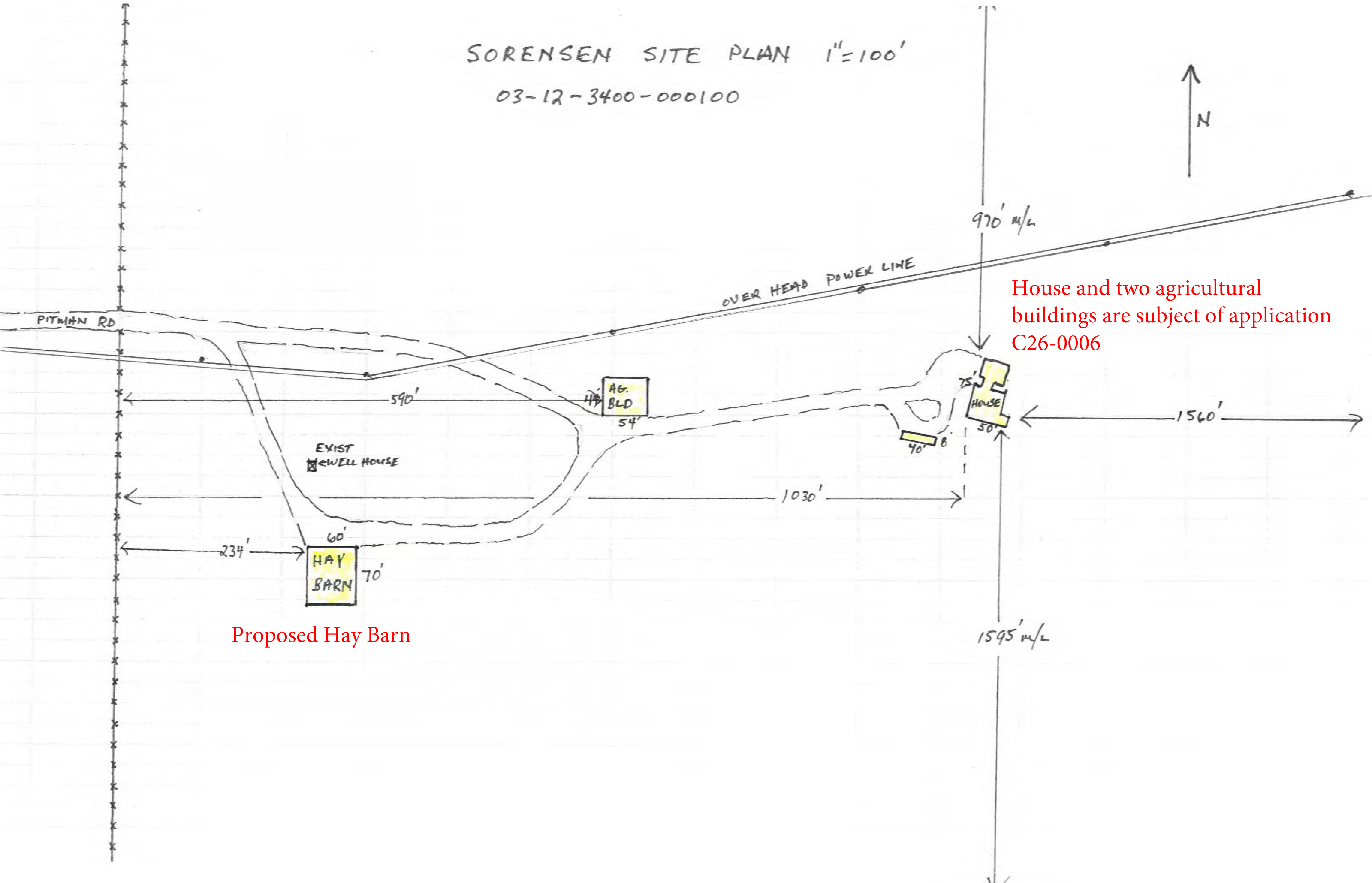
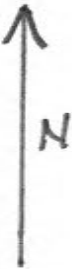
Landowners within 500 feet

- Single family dwellings in the GMA Residential Land Use Designation adjacent to GMA Agriculture or Forest Land Use Designations
- Commercial events and special uses in historic buildings adjacent to GMA Agriculture or Forest Land Use Designations
- Non-farm single family dwellings in the GMA Large-Scale Agriculture Land Use Designation
- Within GMA Forest Land Use Designations: utility facilities, railroads, home occupations, fruit & produce stands, wineries, wine sales/tasting rooms, ag. product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of non-profit camps/retreats/conference centers, bed and breakfasts, non-profit learning/research facilities, fish processing operations, road spoils disposal sites

Adjacent Property Owners

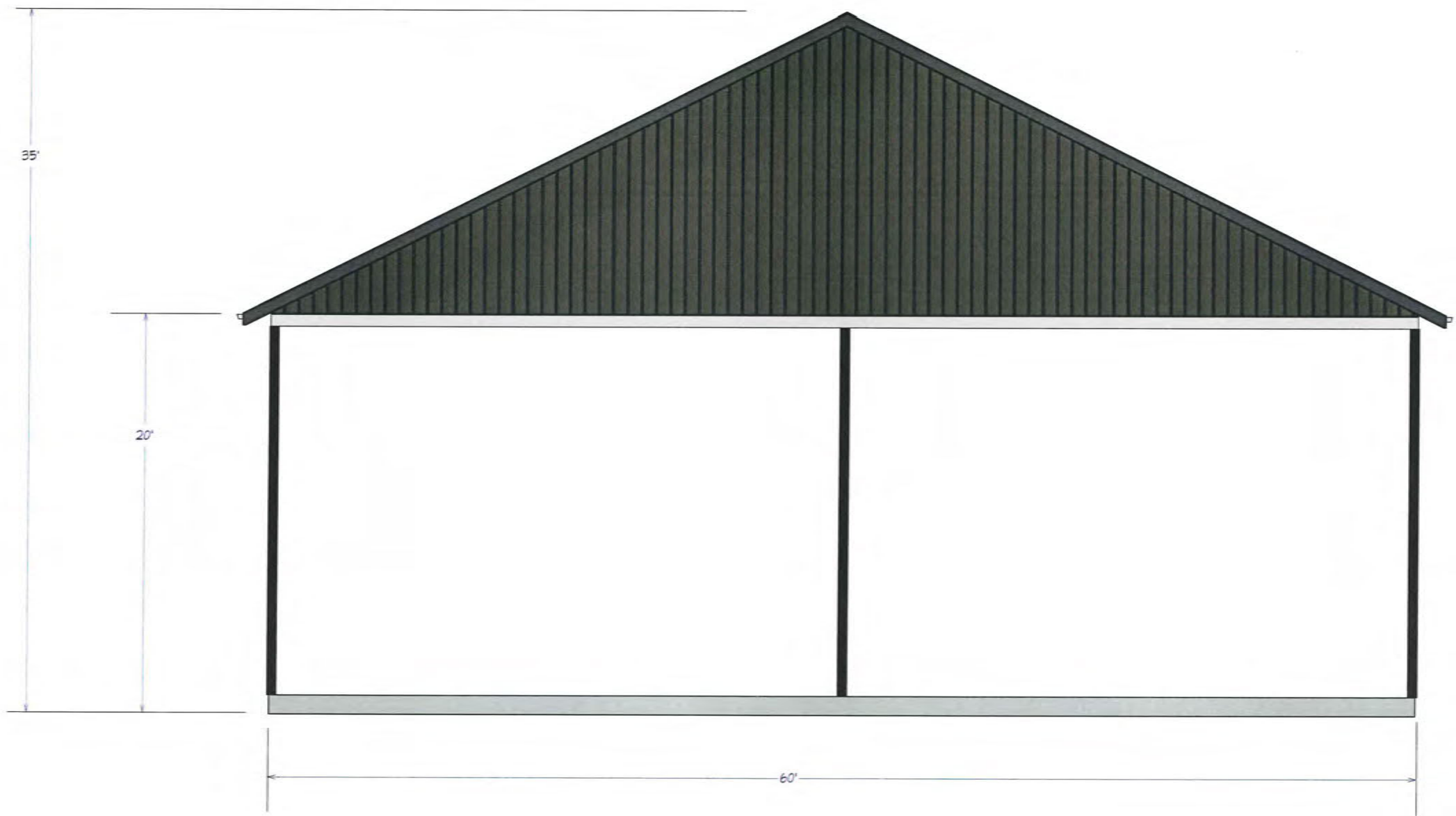
	Name and Address (and e-mail if possible)
03-12-3400-000500	Kyle Brazell Trustee, [REDACTED] [REDACTED]
03-12-2700-001900	Rebecca Worsley, [REDACTED] [REDACTED]
03-12-2700-002200	Brad Mitchell, [REDACTED] [REDACTED]
03-12-3500-000100	Washington Department of Wildlife, 600 North Capital Way, Olympia WA 98501-1091
03-12-3523-000600 03-12-3424-000100	Klickitat County, 205 S Columbus Ave MS-CH 4, Goldendale WA 98620
03-12-3400-000300 03-12-3441-000100 03-12-3400-000200	United States of America, 902 Wasco Ave Ste, Hood River OR 97031
03-12-3400-000400	Friends of the Columbia Gorge Land Trust 123 NE 3 rd Ave Ste 108, Portland OR 97232
03-12-3424-000200	Charles Wilson Jr, [REDACTED]

SORENSEN SITE PLAN 1"=100'
03-12-3400-000100



NORTH & SOUTH ELEVATION

SORENSEN HAY STORAGE BARN



WEST & EAST ELEVATION

SORENSEN HAY STORAGE BARN

